

COMM SW COR SEC, RUN E 971.64 FT
CR-245, NW ALONG C/L 652.36 FT,
FT TO E R/W SAID RD, BEING A PT

MURRILL ANDREA L
10001 SE COUNTY RD 245
LAKE CITY, FL 32025-2733

2026

13-5S-17-09227-006
13-5S-17-09227-006

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	12	HARDWOOD	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	13517.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,079	100	
FOP	104	30	
FSP	143	40	
TOTALS	2,326		

MARKET ADJUSTMENTS																																			
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																								
1	MODULAR	1	100%	-	2017																														
Heated Area: 2079						HX Base Yr 2017																													
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			126,956
TOTAL MARKET OB/XF VALUE			10,550
TOTAL LAND VALUE - MARKET			27,360
TOTAL MARKET VALUE			164,866
SOH/AGL Deduction			26,675
ASSESSED VALUE			138,191
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			86,780
TOTAL JUST VALUE			164,866
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			165,505

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26964	GARAGE	75	05/01/2008
26695	SFR	0	01/30/2008
16514	ADDN SFR	125	01/19/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1317/1860	6/27/2016	WD	Q	I	01	130,000
GRANTOR: MARY C MCLANE (JAIME)						
GRANTEE: ANDREA L MURRILL						
0897/0452	2/16/2000	WD	Q	V	01	100
GRANTOR: JAN & PATRICIA MCLANE						
GRANTEE: GERARD & MARY MCLAN						

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2000	2000	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2005	2005	3	100	2,800	
3	0166	CONC,PAVMT	0	100	18	25	450.00	UT	3.00	100	2008	2008	3	100	1,350	
4	0210	GARAGE U	0	100	18	24	1.00	UT	0.00	100	2017	2017	3	100	5,000	
5	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	200	

10001 SE COUNTY ROAD 245 , LAKE CITY

BLD DATE		LGL DATE	05/06/2026	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W27 FSP= W11 S13 E11 N13\$ S13 W27 S27 E64 N27 W2 FOP= N13 W8 S13 E8\$ W8 N13\$.	

LAND DESCRIPTION																								
TOTAL OB/XF 10,550																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100			0.00	0.00	1.71	AC		1.00	1.00	1.00	16,000.00	16,000.00	27,360							